RENO CITY PLANNING COMMISSION

Members:	Voice Mail	Charles Reno	326-8863
Doug D. Coffman, Chair	326-8864	Kathleen Taylor	326-8858
Dagny Stapleton, Vice Chair	326-8860	Kevin Weiske	326-8859
Paul Olivas	326-8861	Jason Woosley	326-8862

Wednesday, May 7, 2014 **6:00 p.m.**

City Council Chambers Reno City Hall 1 East First Street, Reno, Nevada

<u>Posting</u>: This Agenda is posted at Reno City Hall, One East First Street, Washoe County Library Downtown Branch - 350 South Center Street, Evelyn Mount Northeast Community Center, 1301 Valley Road, and McKinley Arts and Culture Center - 925 Riverside Drive, and further, in compliance with NRS 241.020, this agenda has been posted on the official website for the City of Reno - www.reno.gov.

<u>Support Materials</u>: Staff reports will be available for review the Friday prior to the above identified meeting at <u>www.reno.gov</u>. The designated contact to obtain support materials is the City Clerk, Lynette Jones, One East First Street, Second Floor, 775-334-2030

Order of Agenda: A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

<u>Public Comment</u>: Public comment, whether on action items or general public comment, is limited no more than three (3) minutes. The public may comment by submitting a Request to Speak form to the Secretary.

<u>Accommodations</u>: We are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend meetings. If you should require special arrangements for the meeting, please contact our offices at 775-334-2576 prior to the date of the meeting.

Appeal Process: Any action taken by the Planning Commission on a tentative map, special use permit, variance or skyway is final unless appealed. Any person aggrieved by the decision may file an appeal. Each person/entity must make his/her/its own appeal. Appeals must be filed with the City Clerk within 10 days of the Planning Commission hearing by submitting the appropriate form and fee. All other matters will be forwarded to the City Council with the Planning Commission recommendation.

<u>AGENDA</u>

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. PUBLIC COMMENT This item is for either general public comment or for public comment on an action item. If commenting on an action item, please place the Agenda Item number on the Request to Speak form.
- IV. APPROVAL OF MINUTES OF APRIL 2, 2014 REGULAR MEETING. (For Possible Action)

V. CITY COUNCIL LIAISON REPORTS

VI. TIME EXTENSIONS

- 1. <u>LDC14-00031</u> (Stonefield Phase 4) This is a request for a 2 year time extension for the Stonefield Phase 4 tentative map. The ±70.11 acre site is located along the south side of Lear Boulevard, ±2,240 feet east of its intersection with Military Road and ±120 feet east of the Gilvarry Street/Finnsech Drive intersection in the SF4 (Single Family Residential 4,000 square feet) zone. wjg [Ward 4] (For Possible Action)
- 2. <u>LDC14-00032</u> (Esplanade at Damonte Ranch Village 24) This is a request for a 2 year time extension for the Esplanade at Damonte Ranch Village 24 tentative map. The ±29.3 acre site is located on the southeast corner of the Steamboat Parkway/Veterans Parkway intersection in the Damonte Ranch Residential PUD (Planned Unit Development) zone. wjg [Ward 2] (For Possible Action)
- 3. <u>LDC14-00033 (Wild Stallion Estates)</u> This is a request for a 2 year time extension for the Wild Stallion Estates tentative map. The ±196 acre site is located ±110 feet east of the northeast corner of the intersection of North Hills Boulevard and Beckworth Drive in the SPD (Specific Plan District) zone. wjg [Ward 4] (For Possible Action)
- VII. PUBLIC HEARINGS Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item III, Public Comment, is heard at the beginning of this meeting.
 - 1. Discussion of the FY 2014-2015 Action Plan Outlining Funding Allocations for the Program Year for Submission to the U.S. Department of Housing and Urban Development (HUD). ft [All Wards] (For Possible Action)
 - 2. <u>LDC13-00063</u> (Somersett 5B Condition Amendment) This is a request to amend Condition No. 1 of Case LDC04-00464 (Tentative Map for Somersett 5B). If approved the amendment would allow the applicant to modify the product type on 27 finished lots. The subdivision is located south of Somersett Parkway at the intersection of Somersett Parkway and Heavenly View Trail in the Somersett PUD (Planned Unit Development) zone. wjg [Ward 5] (For Possible Action)

- 3. LDC14-00023 (West Meadows Estates) - This is a request for a: 1) Master Plan amendment to change the Master Plan land use designation from Single Family Residential on ±104.5 acres, Unincorporated Transition on ± 15.5 acres and Open Space on ± 79 acres to Special Planning Area on ±199.1 acres; and 2) zoning map amendment to change the zoning from LLR1 (Large Lot Residential – 1 acre) on ± 78.1 acres, UT40 (Unincorporated Transition – 40 acres) on ±79 acres, SF15 (Single Family Residential – 15,000 Square Feet) on ±26.4 acres and Open Space on ±15.5 acres to PUD (Planned Unit Development) to allow development of ±98.6 acres of single family uses with up to 493 single family residential units with a gross density of ±5 units per acre, ±10 acres of commercial uses with a maximum gross floor area of 100,000 square feet and ±90.5 acres of open space uses. This is a Project of Regional Significance as the proposed uses will generate more than 187,500 gallons of sewage per day (±518,000 gallons per day) and more than 6.250 average daily trips (±9.079 average daily trips). The subject area includes five parcels located north of US Highway 40 totaling ±199.1 acres in an area spanning $\pm 1,500$ feet west and $\pm 3,500$ feet east of the intersection of Summerset Drive and US Highway 40. njg [Ward 5] (For Possible Action)
- 4. <u>LDC14-00026 (Bistro Habanero)</u> This is a request for a special use permit to allow: 1) a restaurant with alcohol service in the NC (Neighborhood Commercial) zone; and 2) the use to be located adjacent to residentially zoned property. The proposed use comprises ±2,180 square feet of an existing ±4,300 square foot building, located on the northwest corner of the South Rock Boulevard/South McCarran Boulevard intersection (1196 South Rock Blvd) in the NC zone. The site has a Master Plan land use designation of Mixed Residential. vak [Ward 3] (For Possible Action)
- 5. <u>LDC13-00064 (Hunter Lake Salon)</u> This is a request for a special use permit to construct a ±1,563 square foot salon/barbershop adjacent to residential zoning. The ±.59 acre project site is located on two parcels ±170 feet west and ±280 feet south of the intersection of Mayberry Drive and Hunter Lake Drive at 1460 Mayberry Drive and 1165 Hunter Lake Drive in the NC (Neighborhood Commercial) zone. The site's Master Plan land use designation is Mixed Residential. njg [Ward 1] (For Possible Action)

- 6. LDC14-00028 (Starbucks-Del Monte Plaza) This is a request for a special use permit to construct an ±1,800 square foot coffee shop with a drive-through facility on the east side of a ±7.46 acre site located on the west side of South Virginia Street, west of its intersection with Meadowood Mall Circle (6011 South Virginia Street) in the MU/CRC/GMU (Mixed Use/Convention Regional Center/General Mixed Use) zones. The site has a Master Plan land use designation of Special Planning Area/Convention Regional Center Plan/General Mixed Use. vak [Ward 2] (For Possible Action)
- 7. <u>LDC14-00029 (The Point Night Club)</u> This is a request for a special use permit to establish a ±3,442 square foot night club use in the MU/SVTC/CA (Mixed Use/South Virginia Transit Corridor/Commercial Area) zones. The ±10,825 square foot site is located on the southwest corner of the South Virginia Street/Walts Lane intersection (1601 South Virginia Street). The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor/Commercial Area. vak [Ward 1] (For Possible Action)
- 8. <u>LDC14-00030 (Picasso and Wine)</u> This is a request for a special use permit to establish a bar within an existing ±1,990 square foot building. The 8,400 square foot site is located on the south side of Vassar Street, ±235 feet east of its intersection with Holcomb Avenue (146 Vassar Street) in the CC/WANP/MURES (Community Commercial/Wells Avenue Neighborhood Plan/Mixed Use Residential) zones. The site has a Master Plan land use designation of Special Planning Area/Wells Avenue Neighborhood Plan/Mixed Use Residential. vak [Ward 3] (For Possible Action)
- 9. TXT14-00007 (Warehouse and Distribution in the MU/DRRC/WELLS Zone) An ordinance amending Reno Municipal Code Title 18, "Annexation and Land Development," Chapter 18.08 in order to allow warehouse and distribution centers in the MU/DRRC/WELLS (Mixed Use/Downtown Reno Regional Center/Wells Avenue) zone, together with other matters properly relating thereto. njg [Ward 5] (For Possible Action Recommendation to City Council)
- 10. TXT14-00008 (Medical Marijuana Establishments) This is a request to amend Reno Municipal Code Title 18, "Annexation and Land Development", Chapter 18.08, and Chapter 18.24, to allow Medical Marijuana Establishments within the City of Reno under certain criteria together with other matters properly relating thereto. cch (For Possible Action Recommendation to City Council)
- VIII. TRUCKEE MEADOWS REGIONAL PLANNING LIAISON REPORT

IX. STAFF ANNOUNCEMENTS

- 1. Report on status of Planning Division projects.
- 2. Announcement of upcoming training opportunities.
- 3. Report on status of responses to staff direction received at previous meetings.
- 4. Report on actions taken by City Council on previous Planning Commission items.
- X. COMMISSIONER'S SUGGESTIONS FOR FUTURE AGENDA ITEMS (For Possible Action)
- XI. PUBLIC COMMENT This public comment item is to allow the public to provide general public comment and not for comment on individual action items contained on this Agenda.
- XII. ADJOURNMENT (For Possible Action)

IF THE MEETING GOES BEYOND 11:00 P.M., THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.